



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Agreement for Right-of-Way Acquisition at 207 South Hutchins Street

MEETING DATE: September 6, 1995

PREPARED BY: Public Works Director

RECOMMENDED ACTION: That the City Council authorize the City Manager and City Clerk to execute the right-of-way agreement for 207 South Hutchins Street and appropriate street funds to pay for this acquisition.

BACKGROUND INFORMATION: In 1989, the last two parcels on the east side of Hutchins Street between Lodi Avenue and Walnut Street, needed for the eventual widening of the street to the existing setback line, were acquired. This setback is to 40 feet each side of centerline of Hutchins Street.

In 1990, the City hired an appraiser to appraise six parcels on the west side of Hutchins Street and began negotiations with the owners to purchase this property. The City acquired the right of way in front of 235 South Hutchins Street. However, agreement on the purchase price could not be reached with the other five owners.

The owners of the property at 207 South Hutchins Street, Mr. and Mrs. Hanning, recently approached the Public Works Department offering to convey the 10-foot parcel in the front of their property if the offer made to them in 1990 was still in effect. The appraised value and offer was \$7,300 for the land and the improvements the owner would lose. An appraiser was consulted after the Hannings called and confirmed that the land price may have gone down but the cost of the improvements that must be purchased has gone up. If this property is bought now, the City will save the cost of a new appraisal and negotiating with this property owner when the project is ready to move forward again. Acquiring this parcel could also be an incentive to the other owners who did not agree to the acquisition when initially approached.

The Hutchins Street widening was a low priority project and the only money allocated for the project was for acquisition purposes. Because traffic and engineering studies for Hutchins Street were not complete, and higher priority projects required funding, no money was budgeted for the construction phase. Without budgeted construction funds, the City did not pursue the acquisition of right of way and the funds originally budgeted for that purpose were allocated back to fund balance.

We feel it would be to the City's advantage to purchase this property while the owners are willing to sell.

FUNDING: Gas Tax Funds - \$7,500


Jack L. Ronsko
Public Works Director

Prepared by Sharon Blaufus, Administrative Assistant

Attachment

cc: Mr. and Mrs. Hanning

APPROVED: _____


THOMAS A. PETERSON
City Manager



recycled paper



CITY OF LODI

PUBLIC WORKS DEPARTMENT

STREET EASEMENT DEED

37 - 310 - 43
207 S. Hutchin St.

WALNUT ST.

"Hutchins High School Addition to Lodi"

ALLEY

LODI

10' ST.

S. HUTCHINS

AVE.

Dr.	No.	Date	Revision	Appr.	Approved By	Date
JM						
Ch.						
Date						

Public Works Director
RCE

CITY COUNCIL

STEPHEN J. MANN, Mayor
DAVID P. WARNER
Mayor Pro Tempore
RAY G. DAVENPORT
PHILLIP A. PENNINO
JACK A. SIEGLOCK

CITY OF LODI

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THOMAS A. PETERSON
City Manager
JENNIFER M. PERRIN
City Clerk
City Attorney

August 30, 1995

Mr. and Mrs. Gerald Hanning
207 S. Hutchins St.
Lodi, CA 95240

SUBJECT: Agreement for Right-of-Way Acquisition at 207 South Hutchins Street

Enclosed is a copy of background information on an item on the City Council agenda of Wednesday, September 6, 1995, at 7 p.m. The meeting will be held in the City Council Chamber, Carnegie Forum, 305 West Pine Street.

This item is on the consent calendar and is usually not discussed unless a Council Member requests discussion. The public is given an opportunity to address items on the consent calendar at the appropriate time.

If you wish to write to the City Council, please address your letter to City Council, City of Lodi, P. O. Box 3006, Lodi, California, 95241-1910. Be sure to allow time for the mail. Or, you may hand-deliver the letter to the City Clerk at 305 West Pine Street.

If you wish to address the Council at the Council meeting, be sure to fill out a speaker's card (available at the Carnegie Forum immediately prior to the start of the meeting) and give it to the City Clerk. If you have any questions about communicating with the Council, please contact Jennifer Perrin, City Clerk, at (209) 333-6702.

If you have any questions about the item itself, please call Sharon Blaufus at (209) 333-6706.



Jack L. Ronsko
Public Works Director

JLR/lm

Enclosure

cc: City Clerk